096.0	0001	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	788,100 / 788,100
					USE VALUE:	788,100 / 788,100
					ASSESSED:	788,100 / 788,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
105		FALMOUTH RD W, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ROSSETTI SHIRLEY A & KURT/TRS
Owner 2:	PHILIP A ROSSETTI TRUST
Owner 3:	
Street 1:	105 FALMOUTH RD W
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ROSSETTI PHILIP A/ESTATE -
Owner 2:	-
Street 1:	105 FALMOUTH RD W
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 9,097 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1926, having primarily Wood Shingle Exterior and 1812 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	9	Varied
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9097.000	298,400	4,700	485,000	788,100
Total Card	0.209	298,400	4,700	485,000	788,100
Total Parcel	0.209	298,400	4,700	485,000	788,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 435.05 | /Parcel: 435.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	62675
GIS Ref	
GIS Ref	
Insp Date	11/16/18

!7841!

PREVIOUS ASSESSMENT

Parcel ID: 096.0-0001-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	298,500	4700	9,097.	485,000	788,200	788,200	Year End Roll	12/18/2019
2019	101	FV	250,300	4700	9,097.	485,000	740,000	740,000	Year End Roll	1/3/2019
2018	101	FV	250,300	4700	9,097.	415,700	670,700	670,700	Year End Roll	12/20/2017
2017	101	FV	250,300	4700	9,097.	388,000	643,000	643,000	Year End Roll	1/3/2017
2016	101	FV	250,300	4700	9,097.	332,600	587,600	587,600	Year End	1/4/2016
2015	101	FV	234,700	4700	9,097.	298,000	537,400	537,400	Year End Roll	12/11/2014
2014	101	FV	234,700	4700	9,097.	275,800	515,200	515,200	Year End Roll	12/16/2013
2013	101	FV	234,700	4700	9,097.	263,000	502,400	502,400		12/13/2012

PRINT

Date	Time
12/10/20	22:26:46

LAST REV

Date	Time
02/25/20	10:02:00
mmcmakin	
7841	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROSSETTI PHILIP	67998-437		9/12/2016	Estate/Div		No	No		
	21349-561		8/1/1991		99	No	No		Philip Rossetti dod 1/12/11

USER DEFINED

Prior Id # 1:	62675
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/9/1998	370	Manual	5,200					REROOF HOUSE/GARAG

ACTIVITY INFORMATION

Date	Result	By	Name
11/16/2018	Meas/Inspect	CC	Chris C
3/23/2009	Meas/Inspect	163	PATRIOT
11/11/1999	Inspected	267	PATRIOT
11/8/1999	Mailer Sent		
10/18/1999	Measured	256	PATRIOT
8/14/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9097		Sq. Ft.	Site		0	70.	0.76	4									485,037						485,000	

Total AC/HA: 0.20884 | Total SF/SM: 9097 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 485,037 | Spl Credit | Total: 485,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.21972322
Const Adj.:	0.98990101
Adj $ / SQ:	126.778
Other Features:	77500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	405410
Depreciation:	107028
Depreciated Total:	298382

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	2	Baths:	1	HB					

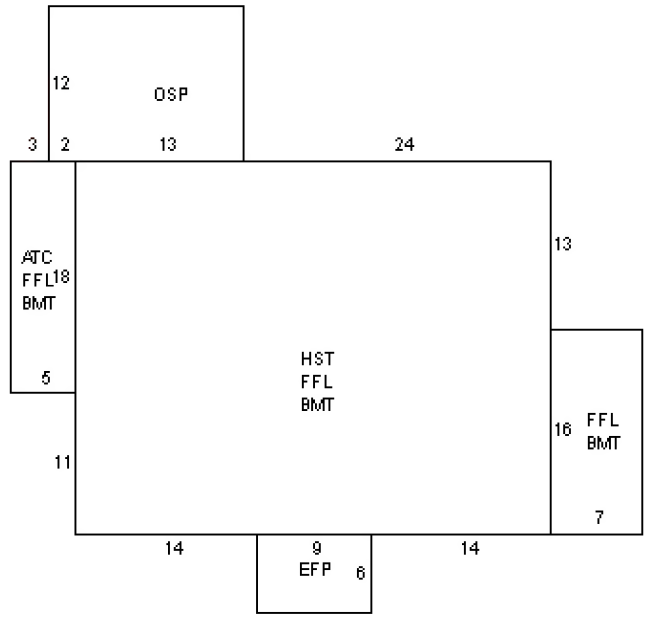
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	2	
Totals			
1	8	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	139.46
Special Features:	0	Val/Su Net:	89.02
Final Total:	298400	Val/Su SzAd	161.91

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,275	38.030	48,492
FFL	First Floor	1,275	126.780	161,641
HST	Half Story	537	126.780	68,016
OSP	Screen Porch	180	27.950	5,031
EFP	Enclos Porch	54	71.870	3,881
ATC	Attic	32	126.780	3,993

Net Sketched Area:	3,352			Total:	291,054
Size Ad	1843	Gross Are	3947	FinArea	1812

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 096.0-0001-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	AV	1959	21.94	T	40	101			4,700			4,700
2	Frame Shed	D	Y	1	5X12	A	AV	1960	0.00	T	40	101						

More:	N	Total Yard Items:	4,700	Total Special Featues:	Total: 4,700

IMAGE

AssessPro Patriot Properties, Inc